

009.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,013,400 / 1,013,400

USE VALUE:

1,013,400 / 1,013,400

ASSESSED:

1,013,400 / 1,013,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25-27		WYMAN TERR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHASSE MARY	
Owner 2:	
Owner 3:	

Street 1: 25 WYMAN TERR
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: KORMANOS ANASTASIA H -
Owner 2: TRUSTEES/A. KORMANOS TRUST -
Street 1: 49 CHUCKIES WAY
Twn/City: TEWKSBURY
St/Prov: MA
Postal: 01876

NARRATIVE DESCRIPTION									
This parcel contains 7,790 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 3146 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrrms.									

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7790		Sq. Ft.	Site		0	80.	0.84	1									522,958						523,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							7790.000		484,800		5,600		523,000		1,013,400							
Total Card							0.179		484,800		5,600		523,000		1,013,400		Entered Lot Size					
Total Parcel							0.179		484,800		5,600		523,000		1,013,400		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID			
009.0-0002-0012.0											

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	485,000	5600	7,790.	523,000	1,013,600	1,013,600	Year End Roll	12/18/2019
2019	104	FV	373,000	5600	7,790.	555,600	934,200	934,200	Year End Roll	1/3/2019
2018	104	FV	373,000	5600	7,790.	405,300	783,900	783,900	Year End Roll	12/20/2017
2017	104	FV	349,000	5600	7,790.	353,000	707,600	707,600	Year End Roll	1/3/2017
2016	104	FV	349,000	5600	7,790.	300,700	655,300	655,300	Year End	1/4/2016
2015	104	FV	309,400	5600	7,790.	294,200	609,200	609,200	Year End Roll	12/11/2014
2014	104	FV	309,400	5600	7,790.	241,900	556,900	556,900	Year End Roll	12/16/2013
2013	104	FV	322,500	5600	7,790.	230,100	558,200	558,200		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes												
KORMANOS ANASTA	71926-205	1	11/26/2018	Family		1	No	No													
KORMANOS HARRY	28543-614		5/6/1998	Family		1	No	No	F												

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
8/6/1998	527	Manual	7,000					REROOF		10/6/2017	MEAS&NOTICE	HS	Hanne S						
										4/3/2009	Meas/Inspect	345	PATRIOT						
										9/23/1999	Meas/Inspect	243	PATRIOT						
										8/25/1993		AJS							

Sign: VERIFICATION OF VISIT NOT DATA / / /



